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19 The Galleries | Monthly Rental Of £1,400



## Features

- Two Bedrooms
- Allocated Parking Space
- Gas Central Heating
- Balcony
- Internal Lift
- Unfurnished

The communal front door opens into an entrance lobby, with stairs and an internal elevator giving access to the upper floors. The apartment's front door opens into an expansive hallway that has the security door entryphone, two generous full height storage units and provides access to the remainder of the property's accommodation. The living room is generous in its proportion and has twin patio doors that open to the balcony. The separate kitchen has a window to rear aspect, a cupboard housing the boiler that provides gas central heating to radiators, and a range of other storage units above and below the worktop. In addition, the kitchen has a waste disposal unit,

integrated washing machine, dishwasher, fridge freezer, oven and hob with overhead extractor fan. The master bedroom has french doors which open to a juliet balcony, triple wardrobes, and an ensuite shower room. Adjacent to this is the second bedroom which is a large single and has a window to front aspect. The main bathroom is well appointed with panel bath and overhead shower, handbasin with vanity unit above, and a WC. Overall the apartment is offered in immaculate condition. Externally, there is a communal seating area and allocated parking for one vehicle.



The Galleries is located in Frogmoor in the heart of the town centre, with all amenities and facilities that are on offer within walking distance. Given the location the property would be suitable for those wanting to enjoy the benefits of urban living, as well as those needing to access the railway station which is a short easy walk providing access to London Marylebone in under half an hour. For road commuters, Junction 4 of the M40 is just over a mile away. The town itself has been evolving over recent years with significant public and private sector investment. The Eden Centre provides all for those in need of some retail therapy, as well as excellent entertainment with the multiplex cinema, bowling and a plethora of quality restaurants and bars. The

Swan Theatre is a major draw for people within the town and those farther afield, with a packed annual calendar of events. A fantastic new sport and leisure centre opened at Handy Cross in 2016 with activities for all including a daunting rock climbing wall, racket courts, and an Olympic sized swimming pool with spa treatments. Tenancy Information:

Council Tax Band - C

Energy Performance Rating - EPC C (80)

Security Deposit: £1,615

Holding Monies: £323

Sorry, no pets and full referencing is required

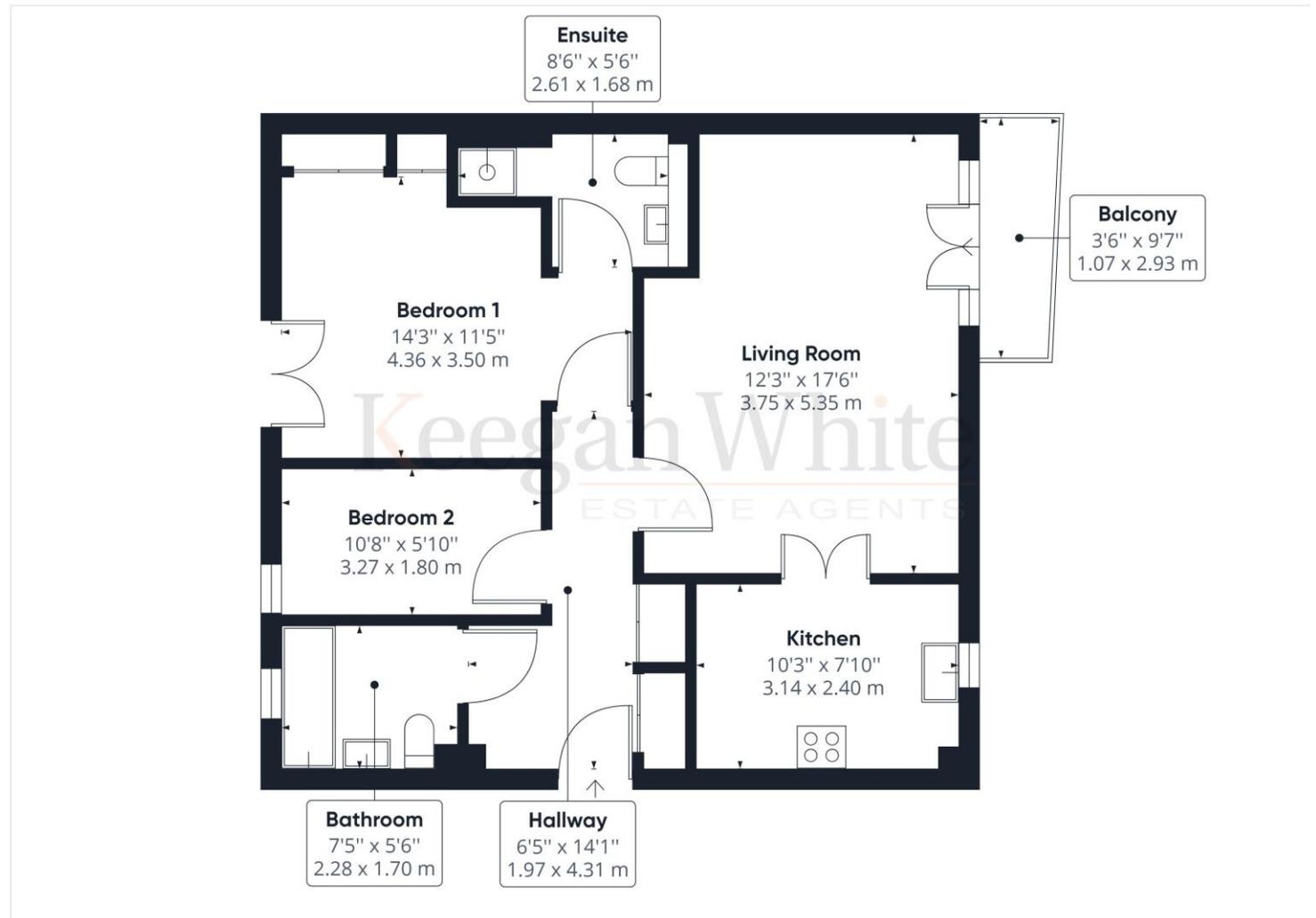




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